



GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Nellore Urban Development Authority - Nellore Municipal Corporation - Change of land use from Industrial use to Residential use to an extent of 2919.98 Sq.Mts in CAS.No.1954, 1956 of Nellore Bit-I as applied by Sri D. Narendra Kumar Reddy - Draft Variation - Confirmation - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 251

Dated: 01-08-2018

Read the following:-

- 1.From the DTCP, AP, Guntur, Lr.Roc.No.4637/2015/G, Dt.16.03.2016.
- 2.Government Memo No.202697/H1/2016, MA&UD (H1) Department, Dated: 02.02.2017.
- 3.From the DTCP, AP, Guntur, Lr.Roc.No.4637/2015/G, Dt.04.09.2017.
- 4.Government Memo No.11411/I2/2011, MA & UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.202697/H1/2016, Dated:20.09.2017.
- 6.Notification No.567, Dated:21.09.2017 published in Part-I of Andhra Pradesh Gazette.
- 7.Letter No.5631/2012/G1, dated 23.06.2018 of the Commissioner, Nellore Municipal Corporation, Nellore.
- 8.From the DTCP, AP., Guntur, Lr.Roc.No.4637/2015/G,Dt.16.07.2018.

ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.567, Part-I, Dated:21.09.2017. In the letter 8th read above the DTCP, AP., Guntur has reprotoefed that the Draft Variation Notification was published by the Commissioner, Nellore Municipal Corporation, Nellore in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and also paid the required charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated: 01.08.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETRY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Nellore Urban Development Authority, Nellore
The Commissioner, Nellore Municipal Corporation, Nellore, SPSR Nellore District.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.

Copy to:

The applicant through the Vice Chairman, NUDA, Nellore.
The District Collector, SPSR Nellore District, Nellore
SC/SF.

//FORWARDED:: BY ORDER//

SECTION OFFICER
[Contd..2..]

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APPENDIX
NOTIFICATION

The following variation to the Nellore General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.11, MA., dated:07.01.2011 is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site in CAS.No.1954 & 1956 of Nellore Bit.II village to an extent of 2919.98 Sq.Mts and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Industrial use in the General Town Planning Scheme (Master Plan) of Nellore sanctioned in G.O.Ms.No.11, MA Dt:07.01.2011 is now designated for Residential use by variation of change of land use basing on the Panchayat Resolution No.142, dated:22.05.2013 as marked as "A to E" in the revised part proposed land use map bearing G.T.P. No.02/2017/G available in the Municipal Office, Nellore town, subject to the following conditions that;

1. The Commissioner, Nellore Municipal Corporation shall take over site affected under Road widening of existing 30'-0" wide road on northern side to 40'-0", through a legally enforceable document, duly effecting the entire widening in the applicant site.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 30'-0" wide Road to be widened to 40'-0".
East : Other's land
South : Other's land
West : Site of Sri D.Vishnu Vardhana Reddy.

R. KARIKAL VALAVEN
PRINCIPAL SECRETRY TO GOVERNMENT

SECTION OFFICER